

**Foxborough Planning Board
Meeting Minutes
March 12, 2015
Boyden Library**

Members Present: Kevin Weinfeld, William Grieder, John Rhoads, Ron Bressé, Gordon Greene, Alternate Gary Whitehouse

Members Absent: None

Also Present: Planner Sharon Wason, Staff Planner Gaby Jordan

Planner Report

The Town Hall Building Committee met recently and finalized the plans for the New Town Hall. The building will be located in the back of the existing Town Hall parking lot. Ms. Wason noted that the Planning office will be located on the second floor across from the Town Manager's office.

The draft of the Community Forestry Plan was sent to Dave Laliberte, he likes the idea and Ms. Wason will continue to work with him on this. This is a justification of a multi-year program.

Potential Housing Trust volunteers are being told to contact Ms. Wason. Some publicity is needed to get people with finance and real estate law involved.

Ms. Wason noted that the DPW Director gave a presentation on sewer at the Department Head's meeting; he will be giving the same presentation at the next Selectman's meeting.

Ms. Wason would like to retain the services of a summer intern for not more than \$5,400 from the Architects and Engineers expense account.

Ms. Wason would like approval for funding of \$2,000 from the Architects and Engineers expense account to retain Cynthia Wall of MAPC to help draft dimensional controls for the FCOD.

A motion to approve \$2,000 from the Architects and Engineers expense account to retain the services of Cynthia Wall was made by Mr. Grieder and seconded by Mr. Greene. The motion carried 5-0-0.

There will be a webinar on the Solar Permitting Process on March 30th at 1:30 p.m. sponsored by MAPC.

Mr. Keegan has suggested that the Selectmen ask the Partners in Patriotism for \$10,000 for the Ella Hill Playground; Ms. Wason would like to prepare and submit the application on behalf of the Selectmen. Work needed includes removing the deteriorated asphalt, loaming, seeding, repairing or replacing the fence, planting trees and installing benches and playground equipment. There are few playgrounds in East Foxborough; the \$10,000 would be used for part of the town's share under the state PARC grant program. Bill Buckley will provide a sketch plan.

A motion to have the Town Planner write up the Request for Donation from the Partners in Patriotism Fund on behalf of the Selectmen was made by Mr. Greene and seconded by Mr. Grieder. The motion carried 5-0-0.

Doug King is looking to purchase a thirty foot Right of Way on the recreation area for emergency access to his property at the state hospital. This would be for parking for the auditorium building.

The residents of Sumner Estates would like to meet with the Board for an update on the work at the subdivision. They will be invited to the first meeting in April in the hope that the snow will have melted by then.

The April 9th meeting should be changed to April 2nd to accommodate Board business since the March 26th meeting is for the Master Plan.

Ms. Wason met with Dan Krantz of the Kraft Organization recently to discuss forthcoming developments. Mr. Krantz was present at the meeting and explained that they are proposing a different location for the previously approved second hotel and will be coming in for a Minor Modification on April 23rd. The South End Zone lounge work has also started. Work on the southwest concession stand will be starting next week and the health center pavilion is being put up near there and it should be done by the end of June. The recently approved operations building needs to be moved thirty feet south due to the utilities; it will still be connected to the ramp system. The work at 119 Washington Street stopped due to the snow but will be restarting again in the next few weeks. They are planning to start the work on the east side of Route 1 in the middle of April. They have acquired the McDonald property that is adjacent to the 119 Washington but have no immediate plans for it.

The recent transit meeting to discuss transportation alternatives and expand public transportation will be rescheduled due to Ms. Wason and Frank Gay of GATRA being unable to attend.

Public Hearing – Amendments to the Planning Board Rules and Regulations – Article VI: Minor Modifications, Gillette Stadium and Patriot Place

A motion to waive the reading of the notice was made by Mr. Greene and seconded by Mr. Grieder. The motion carried 5-0-0.

Atty. Peter Tamm of Gouglton & Storrs, Dan Krantz, and Engineer Woody Beal of the Kraft Organization were present.

Atty. Tamm presented a list of the modifications that have been granted to the Stadium and Patriot Place since they were constructed. This proposal is to treat modifications to the Stadium or Patriot Place as Minor if they do not result in material intensification. The process would be similar to the Site Plan Approval process. The request was distributed to the town department heads. Chief O'Leary likes the idea of formalizing the process.

This would add a new section to the Planning Board Rules and Regulations as Article 6; the Fees section would then become Article 7. This will become effective once it is adopted and filed with the Town Clerk so the April hearing will be the first under the process.

There were no public comments.

A motion to close the Public Hearing was made by Mr. Bressé and seconded by Mr. Greene. The motion carried 5-0-0.

A motion to approve the adoption of new Article 6 Minor Modifications, Gillette Stadium and Patriot Place was made by Mr. Bressé and seconded by Mr. Greene. The motion carried 5-0-0.

Continued Public Hearing – Site Plan Review – 40 East Belcher Solar Array Installation

John Motta of SunEdison and Engineer John Conwell of ISE were present.

Mr. Weinfeld stated that he has reviewed the minutes from the last meeting and submitted a Mullin affidavit for this hearing.

The issue with the second gate has been clarified with Chief Bagley. There was an issue with the bond to cover the cost of decommissioning the array, if it ever becomes necessary; their lawyer has issued bonding language that will be reviewed by the Building Commissioner. The amount of the bond still needs to be determined. Mr. Motta stated that they need to get funding before the amount can be determined.

There will be fencing and a gate at the road to the compost center. Updated plans will be submitted as it is a requirement of the decision.

There were no public comments.

A motion to close the Public Hearing was made by Mr. Rhoads and seconded by Mr. Bressé. The motion carried 5-0-0.

A motion to approve the Site Plan decision as amended this evening was made by Mr. Rhoads and seconded by Mr. Grieder. The motion carried 5-0-0.

Public Hearing – Site Plan Review – Elm Street Solar Array Installation

Mr. Weinfeld is recusing himself from this hearing as he owns abutting property.

A motion to open the Public Hearing and to waive the reading of the notice was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 4-0-0.

John Motta of Sun Edison and Engineer John Conwell were present.

Deputy Fire Chief Bagley has requested an access road to the equipment area and it has been added to the plans. The dimensions were also added to the plans. This site will be larger than the landfill array. The whole area is 22-24 acres; they are proposing to use 4 acres. The land will be cleared with minimal grading. Posts will be installed in the ground and the arrays will be installed 2 -6 feet above ground. There will be six foot fencing around the site. Mr. Greene commented that he would like to see a grading plan for drainage.

Monitoring wells need to be moved from under the arrays. The DPW will be consulted to see if they can be relocated or if they will be abandoned.

An application to the Conservation Commission is not necessary as it is more than 200 feet from the river.

Mr. Greene asked if slats could be installed in the fencing to cut down on the glare from the panels. Mr. Conwell will check to see if the panels will cause any glare. The Board also requested a rendering of the array is needed to see if the fencing will be suitable for the site.

Joan Gallivan who owns the nearby Elm Street Business Center is concerned with the safety and health issues from the conversion pad, she feels it is not in a good location and will be open to vandals; it is also at the nearest point to her property.

The Board pointed out to Ms. Gallivan that the parking lot on her property is closest to the solar array and it is separated by a substantial distance.

Mr. Motta explained it was placed there to minimize the length the cables needed to travel to the connection point to the existing power line. He also explained that the pad contains equipment but does not generate any noise.

Ms. Gallivan is also concerned with the landscaping and maintenance of the site; the Board explained some of the maintenance tasks would be the responsibility of the DPW.

Mr. Motta explained that construction schedule and equipment that will be used. The biggest disruption will be the delivery of the equipment; the rest of the work will entail some tree clearing and earthwork and the installation of the racks. They expect to finish by 2016

The Board requested further information from the applicants in regards to the monitoring wells on the site, they would like to see a drainage plan and grading analysis; it was noted that there would be no earth removal from the site; information on the glare of the panels and if slatted fencing will be required, they would like to see a rendering of the array as well as photos of similar pads showing equipment and it was noted that the mounds should not be touched for screening.

A motion to continue the Public Hearing for the Site Plan Review of the Solar Array at 40 East Belcher Street to April 2, 2015 at 7:45 was made by Mr. Greene and seconded by Mr. Rhoads. The motion carried 4-0-0.

Ms. Wason will prepare a draft decision in advance of the next meeting.

Comments from the Building Commissioner and the Fire Department need to be read into the record.

Master Plan

Tim Thies of PARE Corp met with the Board. The team has been preparing for the March 26th workshop meeting and has prepared topical issue papers. Mr. Thies wanted to review these papers with the Board in advance of the meeting.

The topics include, Healthy Communities, Sewer, Land Use and Public Water Supply Protection.

Mr. Greene feels it would be more beneficial to meet with members of the team next week to go over these papers due to the lateness of the hour.

The Master Plan meeting will be on March 26th to discuss goals and priorities. The consultant team will provide posters and other visuals to facilitate the conversations.

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Diana Gray

Approved by: Kevin Weinfeld

Date: 6/11/15